

Creston Advisory Body Recommendation

Chairperson: Sheila Lyons, 805-239-0917, P.O. Box 174 Creston CA 93432, salyons@airspeedwireless.net

From:

Date: January 27, 2012

CAB – Creston Advisory Body
Sheila Lyons, CAB Chairperson
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To: Linda Van Fleet

General Services Agency/Real Property Services
County of San Luis Obispo
San Luis Obispo, CA 93408
(805) 781-4688

Project Specifics:

CATCH – (Creston Activity Town Center Helping Hands)
5110 Swayze Street, Creston, CA 93432
APN#043-091-051
Application for a 30 year lease at \$0, with two automatic 10 year renewals, on the property which currently houses the Creston Fire Station. The property is to be used in the future for the Creston Community Center and retention of the existing Creston Community Garden.

Dates: Presented to CAB by Mike Barrett, CATCH Fund coordinator on January 18, 2012

Specific Issues:

- a. The creation of a Creston Community Center has been a goal of the community for well over 20 years. The CATCH Fund with the help of the entire community has amassed over \$130,000 during this time with the sole purpose of establishing a Creston Community Center. This is a significant amount of money for such a small community as Creston. The community has committed to efforts to continue raising money, through the management of the Community Center (renting out for events) and holding community fundraisers, again for the sole purpose of investing in a Community Center.
- b. The intent of the Algee estate's bequest of this property to the County was for the purpose of providing community support, first for a fire station and now for a community garden and center.
- c. The location of the property which is also the site of the Creston Community Garden and adjacent to the Creston Classic Rodeo Grounds is ideal for holding community events.
- d. A long range plan for the development of the site has been created and shows both practicality for the intended uses and how the existing resources are to be managed to make the necessary capital improvements. The long range plan has spelled out multiple phases for construction over the years commensurate with the availability of resources to support the work. The long range plan also includes a proposed budget for the Community Center which include income (club dues, rentals, fundraisers, etc.) and expenses (insurance, taxes, etc.)
- e. The CATCH Fund is made up of representatives of the Creston Classic Rodeo, Creston Community Association (pool), the Creston Women's Club, the Creston

- Men's Club, the Creston Garden Club, the Creston Advisory Body and the Creston Volunteer Firefighters Co. 43. This clearly demonstrates broad community support for this effort.
- f. There are two modular units (trailers) currently situated on the property. The CATCH Fund would like to keep both the trailers if feasible. The newer unit could be used for public purposes including potentially having offices for the various community clubs and to receive members of the public when conducting community business. The use of the older unit is still in question. Because of its age (built before 1976?), it was stated that if the trailer is removed from the property it can not legally be relocated but must be destroyed. The CATCH fund would like to keep the trailer, move it to a better location on the site, and use it simply as storage space for the community clubs. No meetings or occupancy of this trailer would be allowed. If this use of the older trailer is not to be allowed by the County for whatever reason (e.g. permitting, safety, asbestos, etc.) then the CATCH Fund would request that the County be responsible for removal of the older trailer from the property to be disposed of at the County's expense.
 - g. The support for the "dream" of a Creston Community Center goes beyond the boundaries of the Creston Community. Many professionals such as an architect, a hydrologist, a fire protection engineer, etc. have provided and have committed to continue providing pro bono services to make this dream a reality. Their contributions will insure that all work is done to the meet the county standards and codes.
 - h. Members of the community have proven their commitment to this project. They have provided, and will continue to provide, much of their own "blood, sweat and tears" to bring this project to fruition. They have demonstrated their commitment through the fundraising they have conducted to date. They have shown their pride of ownership through their dependable long term care and maintenance of the exceptional Creston Community Garden founded over 50 years ago and located on the same piece of property.
 - i. There is no other building in the Creston Community available to serve the function that this proposed Community Center and existing Community Garden could provide. Creston is situated a minimum of 11 miles from any other community that might potentially provide space for community events.

Conclusions:

CAB members all agree that having a Creston Community Center located on the site of the current Creston Fire Station and Creston Community Garden would greatly benefit the community. Considering the long term commitment that the community has shown for this project in a myriad of ways, the CAB supports the recommendation that the CATCH Fund be given a 30 year lease at \$0, with two automatic 10 year renewals. The CAB also supports the proposed retention of the two modular units for the stated purposes, or removal of the older unit by the County at the County's expense if it is determined that it can not be moved to a better location on the site and used for simple storage.

Final Vote:

The vote was unanimous. All six CAB members present voted in favor of recommending that the County give the CATCH Fund a 30 years lease at \$0, with two automatic 10 year renewals and for retention of the modular units (trailers) with the conditions as spelled out in the "Conclusions" above.

Signatures: Sheila Lyons, CAB Chairperson